

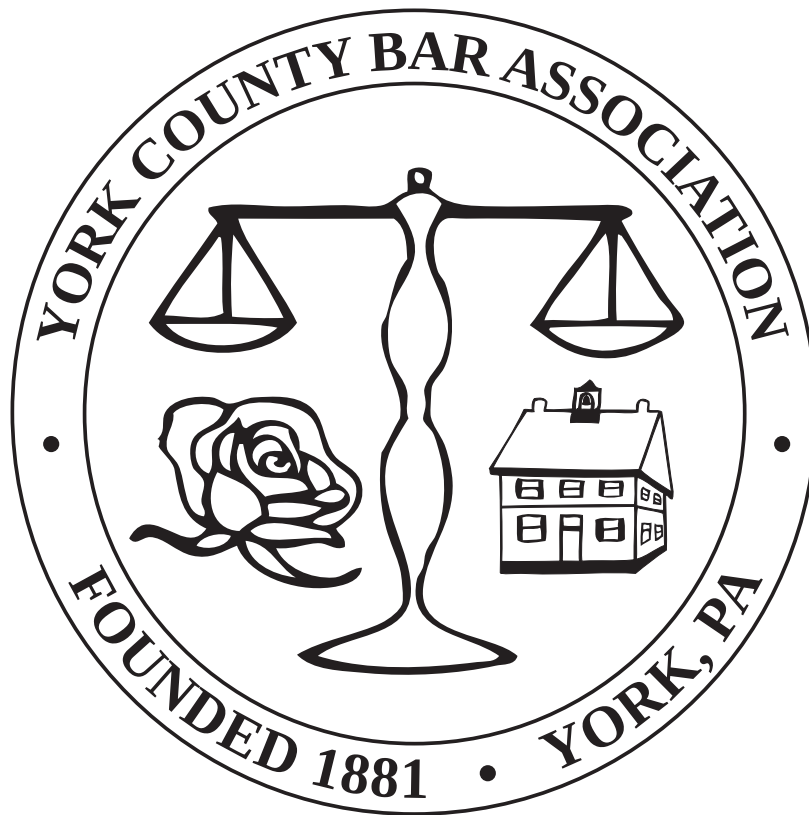
York Legal Record

A Record of Cases Argued and Determined in the Various Courts of York County

Vol. 140

YORK, PA, THURSDAY, SEPTEMBER 3, 2026

No. 24



Dated Material Do Not Delay

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

ESTATE OF VIRGINIA A. ALDINGER, DECEASED

Late of York Twp., York County, PA.
 Executor: Matthew Aldinger, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
 Attorney: Julia Parrish, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 09.03-3t

ESTATE OF DONALD J. BARRON, a/k/a DONALD JOHN BARRON, DECEASED

Late of Hopewell Twp., York County, PA.
 Executrix: Donna Bercher, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 09.03-3t

ESTATE OF DANIEL D. BLACKBURN, SR., DECEASED

Late of Conewago Twp., York County, PA.
 Administrator: Daniel D. Blackburn, Jr., c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 09.03-3t

ESTATE OF JEANNE C. BURKE, DECEASED

Late of York Twp., York County, PA.
 Executors: Kimberly J. Shaw and Todd D. Burke, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 09.03-3t

ESTATE OF PEARL DYER, a/k/a ANNA PEARL DYER, DECEASED

Late of Codorus Twp., York County, PA.
 Executrix: Darlene A. Markle, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 09.03-3t

ESTATE OF DOROTHY FILA, a/k/a DOROTHY M. FILA, DECEASED

Late of Chanceford Twp., York County, PA.
 Executor: Scott Fila, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 09.03-3t

ESTATE OF CLETA T. FULTZ, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Kathleen R. Stefanowicz, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402 09.03-3t

ESTATE OF ROBERT S. GILLESPIE, JR., DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Nancy Gillespie, c/o FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402
 Attorney: Carolyn J. Pugh, Esquire, FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402 09.03-3t

ESTATE OF LUCY A. GLADFELTER, DECEASED

Late of East Manchester Twp., York County, PA.
 Co-Executors: Misty A. Zimmer and Shane J. Gladfelter, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 09.03-3t

ESTATE OF BRADLY W. GRAFFIUS, DECEASED

Late of Fairview Twp., York County, PA.
 Co-Executrices: Aspen D. Knuckley and Renee W. Simpson, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
 Attorney: Alex Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 09.03-3t

ESTATE OF EDITH C. HACKMAN, a/k/a CHRISTINE HACKMAN, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Eugene Hughes, c/o David Turocy, Esquire, 119 East Market Street, York, PA 17401
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 09.03-3t

ESTATE OF CHHOEUNG HANG, DECEASED

Late of York City, York County, PA.
 Executor: Vanneng A. Choun, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 09.03-3t

ESTATE OF GEORGE E. HECKERT, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: Matthew P. Heckert, c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512
 Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512 09.03-3t

ESTATE OF FRANCES I. HOFFMASTER, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Vicki E. Ruth, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 09.03-3t

ESTATE OF GERALD L. HOLLINGSWORTH, DECEASED

Late of Hellam Twp., York County, PA.
 Executrix: Keith Kline, c/o Mountz, Kreiser, & Fleckenstein, Attorneys at Law, 553 Locust Street, Columbia, PA 17512
 Attorney: Thomas W. Fleckenstein, Esquire, Mountz, Kreiser, & Fleckenstein, Attorneys at Law, 553 Locust Street, Columbia, PA 17512 09.03-3t

ESTATE OF THOMAS W. IZAT, DECEASED

Late of York Twp., York County, PA.
 Executors: Donna A. Hull and David T. Izat, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 09.03-3t

ESTATE OF ALICE MARIE JONES, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Robert Joseph Jones, 2300 W. Valley Lane, Westminster, MD 21158
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 09.03-3t

ESTATE OF TRAVIS ALLEN KING, DECEASED

Late of Warrington Twp., York County, PA.
 Administrator: Nancy F. Snyder, c/o Anstine & Sparler, 117 E. Market Street, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, Anstine & Sparler, 117 E. Market Street, York, PA 17401 09.03-3t

ESTATE OF ALEXANDER J. KISH, JR. DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Mary Ann Miller, c/o RICE PARK LAW, LLC, 79 East Pomfret Street, Carlisle, PA 17013
 Attorney: Abbie C. Trone, Esquire, RICE PARK LAW, LLC, 79 East Pomfret Street, Carlisle, PA 17013 09.03-3t

ESTATE OF GAYLE A. KOLIVRAS,
DECEASED
Late of Franklin Twp., York County, PA.
Co-Executrices: Korine Kolivras and Krysten
Kolivras-Simmons, c/o Stone, Wiley &
Linsench, P.C., 3 N. Baltimore Street,
Dillsburg, PA 17019
Attorney: Brian C. Linsench, Esquire,
Stone, Wiley & Linsench, P.C., 3 N.
Baltimore Street, Dillsburg, PA 17019
09.03-3t

ESTATE OF KITRINA K. LIGHTY,
DECEASED
Late of York County, PA.
Executor: John Edward Watson, Jr., c/o
Charles J. Hobbs, Esquire, 256 E. Market
Street, York, PA 17403
Attorney: Charles J. Hobbs, Esquire, 256 E.
Market Street, York, PA 17403 09.03-3t

ESTATE OF GLADYS R. SANDERS,
DECEASED
Late of Loganville Boro., York County, PA.
Co-Executrices: Dezirae Romaine
Greenawalt and Tammy Lynn Geesey, c/o
Richard R. Reilly, Esquire, 54 N. Duke
Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 09.03-3t

ESTATE OF JAMES B. SCHRUM,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executrix: Victoria L. Herr, c/o Michael B.
Scheib, Esquire, 110 South Northern Way,
York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110
South Northern Way, York, PA 17402
09.03-3t

ESTATE OF JOAN FLORANCE STITZ,
DECEASED
Late of Washington Township Twp., York
County, PA.
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 09.03-3t

ESTATE OF LYNNE C. STRAYER, a/k/a
LYNNE CHERYL STRAYER, DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Thomas Beck, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401
Attorney: Courtney M. Buechler, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.03-3t

ESTATE OF MARY E. TAYLOR, DECEASED
Late of York City, York County, PA.
Executrix: Linda E. Esseff, c/o The Family
Law Practice of Leslie S. Arzt, LLC, 2002
South Queen Street, York, PA 17403
Attorney: Amy S. Loper, Esquire, The
Family Law Practice of Leslie S. Arzt,
LLC, 2002 South Queen Street, York, PA
17403 09.03-3t

ESTATE OF LINDA J. WOODS, DECEASED
Late of Codorus Twp., York County, PA.
Executors: Cathy L. Dotson, Karen S.
Cotterino and Tina A. Woodward,
c/o Hoffman, Comfort, Offutt, Scott
& Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157
Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157 09.03-3t

SECOND PUBLICATION

ESTATE OF H. EDWARD BAUBLITZ, a/k/a
HARRY EDWARD BAUBLITZ, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Karen E. Sanders, c/o GATES &
GATES, P.C., 250 York Street, Hanover,
PA 17331
Attorney: Rachel L. Gates, Esquire, GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331 08.27-3t

ESTATE OF DORIS M. BLOCHER,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Darlene B. Klenk, 1147
Eichelberger Street, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Hanover, PA 17331 08.27-3t

ESTATE OF LEONA C. DUBS, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Lisa C. Montgomery, 743 Aurora
Drive, Mechanicsburg, PA 17055
Attorney: Marielle F. Hazen, Esquire, Hazen
Law Group LLC, 2000 Lingestown Road,
#202, Harrisburg, PA 17110 08.27-3t

ESTATE OF ROBERT L. FITZKEE,
DECEASED
Late of York Twp., York County, PA.
Executrix: Gail S. Rutland, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401 08.27-3t

ESTATE OF ROBERTA M. GODFREY,
DECEASED
Late of Lower Windsor Twp., York County,
PA.
Co-Administrators: Gerald E. Godfrey and
Raymond H. Godfrey, c/o The Shiloh Law
Group, LLC, 1946 Carlisle Road, York,
PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

ESTATE OF ELEANOR L. GRUVER,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Bella M. Fix, 601 South Pine
Street, Red Lion, PA 17356
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Lower Level, Red Lion,
PA 17356 08.27-3t

ESTATE OF MARK W. HAMBERGER,
DECEASED
Late of York County, PA.
Executor: Susan M. Hamberger, c/o William
R. Kaufman, Esquire, 940 Century Drive,
Mechanicsburg, PA 17055
Attorney: William R. Kaufman, Esquire, 940
Century Drive, Mechanicsburg, PA 17055
08.27-3t

ESTATE OF BRIAN L. HANNA, a/k/a BRIAN
LEE HANNA, DECEASED
Late of Hellam Twp., York County, PA.
Executor: John Craig Hanna, 843 Salisbury
Court, Lancaster, PA 17601
Attorney: Jeff Gonick, Esquire, PO Box 604,
East Petersburg, PA 17520 08.27-3t

ESTATE OF JOHN WILLIAM HAYES,
DECEASED
Late of Dillsburg, York County, PA.
Executor: Katana L. Yovich, 127 York
Street, Wellsville, PA 17365
08.27-3t

ESTATE OF JEFFREY TODD KOHLER,
DECEASED
Late of York Twp., York County, PA.
Co-Administrators: Charles R. Kohler and
Deborah A. Ketterman, c/o The Shiloh
Law Group, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

ESTATE OF BARBARA ANN KOPP,
DECEASED
Late of Hanover Boro., York County, PA.
Administrator: Tammy L. Kopp, 880 Hobart
Road, Hanover, PA 17331 08.27-3t

ESTATE OF JO ANNE LENKER, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Olivia M. Lenker, c/o The Shiloh
Law Group, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

ESTATE OF KATHERINE B. LIVSEY,
DECEASED
Late of North Hopewell Twp., York County,
PA.
Executor: Derek Livsey, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401 08.27-3t

ESTATE OF WILLIAM W. McDONALD,
DECEASED
Late of York County, PA.
Executor: Koby McDonald, 6363 Nelson
Drive, La Plata, MD 20646 08.27-3t

ESTATE OF DOROTHY L. MCGINNIS,
DECEASED
Late of Hellam Twp., York County, PA.
Executor: William A. McGinnis, 685 N.
Front Street ext., Wrightsville, PA 17368
08.27-3t

ESTATE OF WILLIAM H. MCGINNIS JR.,
DECEASED
Late of Hellam Twp., York County, PA.
Executor: William A. McGinnis, 685 N.
Front Street ext., Wrightsville, PA 17368
08.27-3t

ESTATE OF DONALD G. MELUZIO,
DECEASED
Late of York City, York County, PA.
Executrix: Diane L. Meluzio, c/o MPL Law
Firm LLP, 96 S. George Street, Suite 520,
York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 08.27-3t

ESTATE OF JANE A. SMELTZER,
DECEASED
Late of East Prospect Boro., York County,
PA.
Co-Executors: James A. Smeltzer and Nancy
L. Russell, c/o Andrea S. Anderson Law
Offices, P.C., 901 Delta Road, Red Lion,
PA 17356
Attorney: Andrea S. Anderson, Esquire,
Andrea S. Anderson Law Offices, P.C.,
901 Delta Road, Red Lion, PA 17356
08.27-3t

ESTATE OF PATRICIA G. SMITH,
DECEASED
Late of Carroll Twp., York County, PA.
Executor: James D. Stonebraker, c/o Murrel
R. Walters, III, 54 East Main Street,
Mechanicsburg, PA 17055
Attorney: Murrel R. Walters, III, Esquire,
54 East Main Street, Mechanicsburg, PA
17055 08.27-3t

ESTATE OF ROXANNE V. SMITH, a/k/a
ROXANNE VIRGINIA SMITH, a/k/a
ROXANNE SMITH, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Jason C. Naylor, c/o GARBER
& GARBER LAW, 208 Hellam Street,
Wrightsville, PA 17368
Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368 08.27-3t

ESTATE OF CAROLYN M. THOMAS,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Orrstown Bank, 105 Leader
Heights Road, York, PA 17403
Attorney: John L. Senft, Esquire, 2643
Carnegie Road, Suite B, York, PA 17402
08.27-3t

ESTATE OF CLARENCE N. WERNER, a/k/a
CLARENCE N. WERNER, JR., DECEASED
Late of East Manchester Twp., York County,
PA.
Executrix: Cheryl A. Weibley, c/o Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
08.27-3t

ESTATE OF YVONNE D. WILLOUR,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Shane E. Middleton, c/o The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

THIRD PUBLICATION

ESTATE OF JANE ELLEN BAILEY, a/k/a
JANE E. BAILEY, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Linda Bailey, c/o Anstine &
Sparler, 117 East Market Street, York, PA
17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 08.20-3t

ESTATE OF KAREN SUE DITTENHAFFER,
a/k/a KAREN S. DITTENHAFFER,
DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Elizabeth Miller, c/o Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Matthew J. Nace, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
08.20-3t

ESTATE OF ROBERT MARTIN DUNHAM,
a/k/a ROBERT M. DUNHAM, DECEASED
Late of Dover Twp., York County, PA.
Executor: Robert Preston Dunham, c/o The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.20-3t

ESTATE OF SIDNEY S. EHRHART,
DECEASED
Late of Penn Twp., York County, PA.
Executors: David B. Ehrhart, Dwight Hull
and Malone Hughes, c/o Offit Kurman,
2000 Market Street, #2700, Philadelphia,
PA 19103
Attorney: Ross Berger, Esquire, Offit
Kurman, 2000 Market Street, #2700,
Philadelphia, PA 19103 08.20-3t

ESTATE OF RICHARD SCOTT EVANS,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Carley Marie Evans, c/o Offit
Kurman, 2000 Market Street, #2700,
Philadelphia, PA 19103
Attorney: Ross Berger, Esquire, Offit
Kurman, 2000 Market Street, #2700,
Philadelphia, PA 19103 08.20-3t

ESTATE OF BETTY M. EVELER,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Cynthia D. Hartman, c/o CGA
Law Firm, PC, 135 North George Street,
York, PA 17401
Attorney: Kristine K. Eveler, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 08.20-3t

ESTATE OF DONALD L. GOSNELL, a/k/a
DONALD GOSNELL, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Bradley T. Gosnell, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 08.20-3t

ESTATE OF NANCY L. GRUBB, DECEASED
Late of Hopewell Twp., York County, PA.
Executrices: Roxanne S. Hostetter and
Donna F. Fowble, c/o Elder Law Firm
of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
08.20-3t

ESTATE OF KENNETH E. HICKMAN,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Margaret J. Hickman, c/o CGA
Law Firm, PC, 135 North George Street,
York, PA 17401
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 08.20-3t

ESTATE OF KONSTANTINOS KANELLOS,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Co-Executors: Irene Kopanis and Maria
Kopanis, c/o Anstine & Sparler, 117 East
Market Street, York, PA 17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 08.20-3t

ESTATE OF SAMUEL C. KIEFFER,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Christopher M. Kieffer, c/o
Genevieve E. Barr, Esquire, 103 E. Market
Street, York, PA 17401
Attorney: Genevieve E. Barr, Esquire, 103
E. Market Street, York, PA 17401
08.20-3t

ESTATE OF NANCY J. KINDIG, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Diana L. Schwartz, c/o Anstine &
Sparler, 117 East Market Street, York, PA
17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 08.20-3t

ESTATE OF CHRISTINE L. MILLS, a/k/a
CHRISTINE LOUISE MILLS, DECEASED
Late of Hanover Boro., York County, PA.
Executors: Wendy S. Groft and Brian K.
Mills, c/o GATES & GATES, P.C., 250
York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331 08.20-3t

ESTATE OF CHRISTINE E. MOFFITT,
DECEASED

Late of Jackson Twp., York County, PA.
Co-Administrators: Zachery Heindel and
Jeremy Moffitt, c/o Clymer, Musser
& Sarno, PC, 408 W. Chestnut Street,
Lancaster, PA 17603

Attorney: Christopher A. Sarno, Esquire,
Clymer, Musser & Sarno, PC, 408 W.
Chestnut Street, Lancaster, PA 17603

08.20-3t

ESTATE OF JEFFREY S. NEY, DECEASED

Late of West Manchester Twp., York County,
PA.

Executor: Laurie N. Silfies, c/o
FrancePaskeySwopePugh, 2675 Eastern
Boulevard, York, PA 17402

Attorney: Alexis K. Swope, Esquire,
FrancePaskeySwopePugh, 2675 Eastern
Boulevard, York, PA 17402

08.20-3t

ESTATE OF STANLEY F. ROZWADOWSKI,
DECEASED

Late of Hanover Boro., York County, PA.

Executor: Frank J. Rozwadowski, c/o
Genevieve E. Barr, Esquire, 103 E. Market
Street, York, PA 17401

Attorney: Genevieve E. Barr, Esquire, 103
E. Market Street, York, PA 17401

08.20-3t

ESTATE OF AMY MARIE SHERDEL, a/k/a
AMY M. SHERDEL, DECEASED

Late of Penn Twp., York County, PA.

Executor: Lawrence W. Sherdel, c/o GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331

Attorney: Rachel L. Gates, Esquire, GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331

08.20-3t

ESTATE OF DANIEL A. STOUGH,
DECEASED

Late of North Codorus Twp., York County,
PA.

Executrix: Trista Lynn Jachniki, c/o The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408

Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408

08.20-3t

ESTATE OF JAMES E. VOGELSONG,
DECEASED

Late of West Manchester Twp., York County,
PA.

Executors: James R. Vogelsong, Bryan L.
Vogelsong and David L. Vogelsong, 6015
Longview Drive, Spring Grove, PA 17362

Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401

08.20-3t

ESTATE OF GEORGE H. WELSH,
DECEASED

Late of North Hopewell Twp., York County,
PA.

Co-Executors: Kimberly W. Graby and
George H. Welsh, II, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401

Attorney: Kristine K. Eveler, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401

08.20-3t

CIVIL NOTICES

ACTION TO QUIET TITLE

SERVICE BY PUBLICATION IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW NO. 2024-SU-002350 COMPLAINT TO QUIET TITLE RUSSEL K. PACE, SR and JACKIE E. PACE, Plaintiffs vs. AMERICAN HOME MORTGAGE, INC. successor by merger to COLUMBIA NATIONAL, INC., Defendant TAKE NOTICE that on August 7, 2024, Plaintiff filed in Court of Common Pleas of York County, Pennsylvania captioned to No. 2024-SU-002350, a Complaint to Quiet Title against property located at 493 Big Spring Road, New Cumberland, Pennsylvania, 17070. NOTICE TO DEFEND You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service of the York County Bar Association, York County Bar Center, 137 East Market Street, York, Pennsylvania 17401 (717)-854-8755 MPL LAW FIRM, LLP, Thomas H. Lang, Esquire, Attorneys for Plaintiff

09.03-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **Aurora Specialty Services Co.**

Articles of Incorporation have been filed on:
August 25, 2026

09.03-1t

Solicitor

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on August 21, 2026 for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

TITAN ENTERTAINMENT, INC.

09.03-1t Solicitor

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on August 8, 2026 for a proposed nonprofit corporation to be known as "Outdoor Business Alliance of Pennsylvania" formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized as a business league and not for profit, within the meaning of Section 501(c)(6) of the Internal Revenue Code, including, without limitation, promoting economic development and revitalization in economically distressed communities and, in furtherance thereof, provide financial assistance to enterprises located in economically disadvantaged areas, facilitate access to capital and investment opportunities for businesses that contribute to local economic development, support and fund projects aimed at restoring and improving distressed neighborhoods, and partner with government agencies, and community groups to maximize the impact of economic development initiatives. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended.

09.03-1t Solicitor

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on Nov 17, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Logan Robert Bennett to: Addison Ruth Bennett. The Court has fixed the day of Feb 17, 2026 at 9:30 a.m. in Courtroom

#7001 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.03-1t Solicitor

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on August 19, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Chloe Marie Ingoe to: Chloe Marie Welty. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.03-1t Solicitor

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on August 17, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Addison Paige Vaitl to: Addison Paige Wise-Wolfe. The Court has fixed the day of Tuesday, October 20, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.03-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 3, 2026, for **CindysCharmingCrafts** with a principal place of business located at 458 Winding Way, Wrightsville, PA 17368-8929 in York County. The individual interested in this business is Cindy L Viens, also located at 458 Winding Way, Wrightsville, PA 17368-8929. This is filed in compliance with 54 Pa.C.S. 311.

09.03-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on August 11, 2026, setting forth that Hayman Studio of Commercial Photography, Inc. is the only interested entity in a business, the character of which is: commercial photography and that name, style, and designation under which said business is and will be conducted is: **Hayman Creative Studio** and the location where said business is and will be located is: 100 E. 4th Avenue, York, Pennsylvania 17404.

09.03-1t Solicitor

SHERIFF SALE

**IN THE COURT OF COMMON PLEAS
YORK COUNTY, PENNSYLVANIA**

PNC Bank, National Association

Plaintiff,
vs.

Richard A. Hersey (deceased); Unknown Heirs and/or Administrators of the Estate of Richard A. Hersey

Defendants.

CIVIL DIVISION

Docket No.: 2025-SU-001474

**AMENDED NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129**

TO: Richard A. Hersey

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be offered for public auction online at <https://york.pa.realforeclose.com/> on October 5, 2026 at 2:00PM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

322 West Broadway, Red Lion, PA 17356

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2025-SU-001474

THE NAME(S) OF THE OWNER(S) OR
REPUTED OWNER(S) OF THIS PROPERTY
ARE:

Richard A. Hersey

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of York County, Administration Building located at 28 East Market Street, York PA 17401.

THIS PAPER IS A NOTICE OF THE TIME
AND PLACE OF THE SALE OF YOUR
PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN
GET FREE LEGAL ADVICE.

York County Bar Association
137 East Market Street
York, PA 17401

(717) 854-8755

attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, York County Courthouse, 45 North George Street, York, PA 17401, before presentation of the petition to the Court.

Dated: 08/24/2026

09.03-1t

Solicitor

THE LEGAL RIGHTS YOU MAY HAVE
ARE:

1. You may file a petition with the Court of Common Pleas of York County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of York County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. KAREN L. BARE and TIMOTHY I. BARE Docket Number: 2025-SU-002829. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN L. BARE
TIMOTHY I. BARE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CORDORUS TOWNSHIP GLEN ROCK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 6671 STELTZ ROAD GLEN ROCK, PA 17327

BEING PARCEL NUMBER: 22-000-BG-0091-D0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 6671 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22000BG0091D000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: IRON BRIDGE LANDING CONDOMINIUM ASSOCIATION, INC. vs. ANDREA L. BAUM Docket Number: 2025-SU-004155. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA L. BAUM

JUDGEMENT: \$7,650.70
REPUTED OWNER(S): Andrea L. Baum
DEED BK. and PAGE NO.: BK 2411, PAGE NO. 8797
MUNICIPALITY: West Manchester Township
AREA: Single-Family Dwelling
IMPROVEMENTS: n/a
PARCEL IDENTIFICATION NO.: 51-000-32-0138.C0-C0035

PROPERTY ADDRESS: 2301 WALNUT BOTTOM ROAD, YORK, PA 17408-9404

UPI# 51000320138C0C0035

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUST ADMINISTRATOR AND AS INDENTURE TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 vs. JAMIE G BEACH Docket Number: 2026-SU-001213. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE G BEACH

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trust Administrator and as Indenture Trustee for CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 v Jamie G Beach

Docket Number: 2026-SU-001213

Property to be sold is situated in the Eighth Ward of the City of York, County of York and Commonwealth of Pennsylvania.

Commonly known as: 21 West Jackson Street, York, PA 17401

Parcel Number: 08-159-04-0013.00-00000

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$63,323.24

PROPERTY ADDRESS: 21 WEST JACKSON STREET, YORK, PA 17401

UPI# 081590400130000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CAMERON MITCHELL BILLET and MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER Docket Number: 2024-SU-002197. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CAMERON MITCHELL BILLET

MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, and being known as 4340 Davidsburg Road, Dover, PA 17315.

TAX MAP AND PARCEL
NUMBER:24-000-15-0326.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$145,200.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Cameron Mitchell Billet and Megan Nicole Billet fka Megan Nicole Shaner

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 4340 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 240001503260000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance

with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CHANTAL BRADLEY Docket Number: 2026-SU-001797. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHANTAL BRADLEY

Owner(s) of property situate in HANOVER BOROUGH, YORK County, Pennsylvania, being

360 Barberry Drive Hanover PA 17331
 PARCEL #: 670001300770000000

(Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$246,667.59

Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 360 BARBERRY DRIVE, HANOVER, PA 17331

UPI# 670001300770000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DERRICK T. BROWN Docket Number: 2026-SU-001092. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DERRICK T. BROWN

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 15 STONY BROOK DRIVE YORK, PA 17402

BEING PARCEL NUMBER: 46-000-13-0095.10-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 15 STONY BROOK DRIVE, YORK, PA 17402

UPI# 460001300951000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMPU-LINK CORPORATION D/B/A CELINK vs. ROBERT A. BUHRMAN and JUDY A. BUHRMAN Docket Number: 2018-SU-001063. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT A. BUHRMAN
 JUDY A. BUHRMAN

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CONEWAGO, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1505 JUG ROAD DOVER, PA 17315

BEING PARCEL NUMBER: 23-MG-89-A

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1505 JUG RD, DOVER, PA 17315

UPI# 23000MG0089A000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance

with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. ELIZABETH A BUSHEY and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000883. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ELIZABETH A BUSHEY
 THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-000883

FREEDOM MORTGAGE CORPORATION
 v.
 ELIZABETH A BUSHEY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

owner(s) of property situate in the TOWNSHIP OF CARROLL, YORK County, Pennsylvania, being

431 MUMPER LN, DILLSBURG, PA 17019
 Tax ID No. 20-000-OC-0153.B0-00000 AKA 20000OC0153B000000 AKA 20-000-OC-0153-B0-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,712.25

Attorneys for Plaintiff
 Brock & Scott, PLLC

PROPERTY ADDRESS: 431 MUMPER LANE, DILLSBURG, PA 17019

UPI# 20000OC0153B000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. ANN MARIE CAIN and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000434. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANN MARIE CAIN
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2026-SU-000434

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS
ANN MARIE CAIN and THE SECRETARY OF HOUSING & URBAN DEVELOPMENT,
DEFENDANTS

REAL ESTATE: 2545 AUBURN ROAD, YORK, PA 17402

MUNICIPALITY: Springettsbury Township

DIMENSIONS: Lot No. 412; Haines Acres Plan and being approximately 119 x 80 x 130 x 74

SEE INSTRUMENT #: 2020-019858

TAX PARCEL #: 46-000-30-0085.00-00000

ASSESSMENT: \$119,570

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF ANN MARIE CAIN ON JUDGMENT NO. 2026-SU-000434

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 2545 AUBURN ROAD, YORK, PA 17402

UPI# 460003000850000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYSK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. CALDWELL
MELISSA M. CALDWELL AKA MELISSA M. KUZYSK

Owner(s) of property situate in YORK TOWNSHIP, YORK County, Pennsylvania, being
596 Green Valley Road York PA 17403
PARCEL #: 540004000680000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$307,742.05
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 540004000680000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. ALLEN J CARTER and JOAN M CARTER Docket Number: 2026-SU-000651. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ALLEN J CARTER
JOAN M CARTER

All that Certain Tract of Land with the improvements thereon erected, situate in Township of York, County of York, Commonwealth of Pennsylvania, which is the subject matter of a survey prepared by Gordon L. Brown & Associates, dated August 10, 1984, and recorded in the Office of the Recorder of Deeds in and for York County Pennsylvania, in Plan Book FF, Page 99, known as Lot No. 134 on a Plan of Star-View Heights 5th Addition, and which in accordance with said survey is bounded and described more particularly as follows, to wit:

PROPERTY ADDRESS: 800 CHAMBERS ROAD, YORK, PA 17402

UPI# 540004401340000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. FRANK DUFFY and STACIE WINEHOLT Docket Number: 2026-SU-001070. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK DUFFY
STACIE WINEHOLT

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1665 TAYLOR DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-28-0077.00-00000

PROPERTY ADDRESS: 1665 TAYLOR DRIVE, HANOVER, PA 17331

UPI# 440002800770000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance

with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. JOSEPH FICKUS and NICOLE FICKUS Docket Number: 2026-SU-000170. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH FICKUS
NICOLE FICKUS

All That Certain tract of land with the improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania.

PROPERTY ADDRESS: 1711 PAULSON DRIVE, YORK, PA 17406

UPI# 46000090111C000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC vs. LAUREN RB GERLACH AKA LAUREN R.B. GERLACH and BRIAN S. GERLACH Docket Number: 2016-SU-002296-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LAUREN RB GERLACH AKA LAUREN R.B. GERLACH
BRIAN S. GERLACH

Owner(s) of property situate in HANOVER

BOROUGH, YORK County, Pennsylvania, being
101 McAllister Street Hanover PA 17331
PARCEL #: 670000501790000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$172,328.06
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 101 MCALLISTER STREET, HANOVER, PA 17331

UPI# 670000501790000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACNB BANK, SUCCESSOR BY MERGER TO TRADITIONS BANK vs. JERMAINE O. GRANT Docket Number: 2026-SU-001066. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JERMAINE O. GRANT

SHERIFF'S SALE
By virtue of a Writ of Execution issued by ACNB Bank, Successor by Merger to Traditions Bank Docket No. 2026-SU-001066

ACNB Bank, Successor by Merger to Traditions Bank v. Jermaine O. Grant
Docket No. 2026-SU-001066

Jermaine O. Grant, Owner of property situate in Dover Township, York County, Pennsylvania

3660 Fox Chase Drive, York, PA 17315

Property being known as Parcel ID No. 24-000-18-0044.00-00000.

Premises consist of a Residential Two-Story House with detached garage.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 3660 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800440000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ANDREW MICHAEL GREEN, AKA ANDREW M. GREEN and NENA GREEN Docket Number: 2025-SU-003780. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW MICHAEL GREEN, AKA
ANDREW M. GREEN

NENA GREEN

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 13 FROCK DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-27-0073.00-00000

PROPERTY ADDRESS: 13 FROCK DRIVE, HANOVER, PA 17331

UPI# 440002700730000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACNB, SUCCESSOR TO TRADITIONS BANK, BY MERGER vs. JUSTIN MICHAEL GWINN Docket Number: 2026-SU-001865. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN MICHAEL GWINN

SHERIFF'S SALE

By virtue of a Writ of Execution issued by ACNB, Successor to Traditions Bank, by Merger Docket No. 2026-SU-001865.

ACNB, Successor to Traditions Bank, by Merger v. Justin Michael Gwinn

Docket No. 2026-SU-001865.

Justin Michael Gwinn, Owner of property situate in Dover Township, York County, Pennsylvania

2730 Willapa Drive, Dover Township, York County, Pennsylvania 17315

Property being known as Parcel ID No.: 24-000-10-0101-00-00000

Premises consist of a ranch dwelling.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 2730 WILLAPA DRIVE, DOVER, PA 17315

UPI# 240001001010000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES,

SERIES 2005-CTX1 vs. RANDY H. HANK Docket Number: 2025-SU-000349. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RANDY H. HANK

SHORT FORM DESCRIPTION

LOCATION: 645 Cornhill Rd, Etters, PA 17319

APN: 27-000-QG-0076.B0-00000

IMPROVEMENTS: Residential Dwelling

SUBJECT TO MORTGAGE (Y/N): Y

SUBJECT TO RENT (Y/N): N

FANNIE MAE (Y/N): N

STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed January 24, 2025

C.P. #: 2025-SU-000349

JUDGMENT: \$282,248.06

PLAINTIFF: The Bank Of New York Mellon F/K/A The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset Backed Certificates, Series 2005-CTX1

PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.

PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC

DEFENDANT: Randy H. Hank

PROPERTY ADDRESS: 645 CORNHILL ROAD, ETTERS, PA 17319

UPI# 27000QG0076B0000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ONSLOW BAY FINANCIAL LLC vs. KEITH HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREEST FROM OR UNDER STEVEN K. HESS; and STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS Docket Number: 2025-SU-004272. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREEST FROM OR UNDER STEVEN K. HESS

STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 624 BROADWAY REAR HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-17-0034. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 624 BROADWAY REAR, HANOVER, PA 17331

UPI# 67000170034A000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. ANTHONY K. HUDSON Docket Number: 2025-SU-004821. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY K. HUDSON

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1370 STERLING DR YORK, PA 17404

BEING PARCEL NUMBER: 36-000-41-0038.00-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 1370 STERLING
DRIVE, YORK, PA 17404

UPI# 360004100380000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4, MORTGAGE-BACK ED PASS-THROUGH CERTIFICATES SERIES 2007-4 vs. NORMAN A. JONES A/K/A NORMAN JONES Docket Number: 2025-SU-003919. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NORMAN A. JONES A/K/A NORMAN JONES

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE PEACH BOTTOM TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 781 FLINTVILLE RD DELTA, PA 17314

BEING PARCEL NUMBER: 43-000-BQ-0017. FO-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 781 FLINTVILLE
ROAD, DELTA, PA 17314

UPI# 43000BQ0017F000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9 vs. MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2024-SU-000970. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED

THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE

By virtue of a Writ of Execution No. 2024-SU-000970

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9

v.
MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED;
THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being

555 MADISON AVE, YORK, PA 17404
Tax ID No. 11-343-02-0015
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$176,225.47

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 555 MADISON
AVENUE, YORK, PA 17404

UPI# 113430200150000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. KRISTA LAWRENCE Docket Number: 2026-SU-001738. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTA LAWRENCE

Owner(s) of property situate in YORK CITY, YORK County, Pennsylvania, being
1500 Wogan Road York PA 17404
PARCEL #: 146100300270000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount \$271,220.57
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1500 WOGAN
ROAD, YORK, PA 17404

UPI# 146100300270000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. JASON S. MCANDREWS and TIFFANY C. RINGLER Docket Number: 2025-SU-004227. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. MCANDREWS
TIFFANY C. RINGLER

Owner(s) of property situate in SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being
1309 South Ogontz Street York PA 17403
PARCEL #: 480001803210000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$185,833.87

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 1309 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 480001803210000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. ELYSE K. METCALF Docket Number: 2025-SU-002553. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ELYSE K. METCALF

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF CHANCEFORD, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 530 MUDDY CREEK FORKS ROAD, BROGUE, PA 17309

UPIN NUMBER 21-000-EM-0061.A0-00000

PROPERTY ADDRESS: 530 MUDDY CREEK FORKS ROAD, BROGUE, PA 17309

UPI# 21000EM0061A000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. SHAWN D. MOWERY A/K/A SHAWN D. MOWRY Docket Number: 2025-SU-004463. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHAWN D. MOWERY A/K/A SHAWN D. MOWRY

By virtue of a Writ of Execution No.: 2025-SU-004463

SHAWN D. MOWERY a/k/a SHAWN D. MOWRY, owner of property situate WINDSOR TOWNSHIP, Windsor, YORK County, Pennsylvania being:

1770 Craley Rd. and Craley Rd., Windsor Township, York County, Windsor, Pennsylvania 17366

Property ID:53-000-HL-0065-00-00000
53-000-HL-0065-A0-00000
Improvements thereon: RESIDENTIAL
Judgment Amount: \$8,399.25

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 1770 CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL0065A000000

PROPERTY ADDRESS: CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL00650000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SUN WEST MORTGAGE COMPANY, INC. vs. GLENDA MULLINS, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS; DAWN HEWITT, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS; and UNKNOWN SURVIVING HEIRS OF MYRTLE ELAINE MULLINS Docket Number: 2025-SU-004078. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GLENDA MULLINS, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS

DAWN HEWITT, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS

UNKNOWN SURVIVING HEIRS OF MYRTLE ELAINE MULLINS

All that certain piece or parcel or Tract of land situate in the Borough of Hanover, York County, Pennsylvania, and being known as 235 North Stephen Place, Hanover, PA 17331.

TAX MAP AND PARCEL NUMBER: 67-000-15-0021.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$292,544.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Glenda Mullins, Known Surviving Heir of Myrtle Elaine Mullins, Dawn Hewitt, Known Surviving Heir of Myrtle Elaine Mullins, and Unknown Surviving Heirs of Myrtle Elaine Mullins

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 235 NORTH STEPHEN PLACE, HANOVER, PA 17331

UPI# 670001500210000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC, SUCCESSOR BY MERGER TO NATIONSTAR MORTGAGE LLC vs. EVA C. MURPHY, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED; JENNIFER BLANCO-BARTRAM, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED; and UNKNOWN SURVIVING HEIRS OF COLLEEN MURPHY, A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED Docket Number: 2026-SU-001247. And to me directed, I will expose at public sale at <https://york.pa.realestate.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EVA C. MURPHY, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

JENNIFER BLANCO-BARTRAM, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

UNKNOWN SURVIVING HEIRS OF COLLEEN MURPHY, A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

Property of Coleen Murphy, a Single Individual Execution No. 2026-SU-001427

Judgment Amount: \$47,360.33

All the right title, interest and claim of Coleen Murphy, a Single Individual, of in and to:

Property located at 213 Crown Pointe, within the Springettsbury Township, York County, PA. Having erected thereon a Condominium. Being more fully described in York County Deed Book Volume 1549, at page 3433, as Instrument No. 200317420.

Parcel Identification No. 46-000-IJ-0001.A0-C0117

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 213 CROWN POINTE DRIVE, YORK, PA 17402

UPI# 46000IJ0001A0C0117

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York

County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. JOSHUA T. MUZA Docket Number: 2026-SU-000755. And to me directed, I will expose at public sale at <https://york.pa.realestate.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA T. MUZA

Joshua T. Muza, owner of property situate in Etters, Newberry Township, York County, Pennsylvania, being

70 Black Walnut Drive, Etters, PA 17319
Parcel No. 39-000-28-0039.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$66,758.85

Attorney for Plaintiff
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 70 BLACK WALNUT DRIVE, ETTERS, PA 17319

UPI# 390002800390000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JARRETTSVILLE FEDERAL SAVINGS & LOAN ASSOCIATION vs. MELISSA L. PECK, DAMON A. PECK, and THE UNITED STATES OF AMERICA Docket Number: 2026-SU-000101. And to me directed, I will expose at

public sale at <https://york.pa.realestate.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAMON A. PECK
THE UNITED STATES OF AMERICA

SHORT FORM DESCRPTION
LOCATION: 4406 Steltz Rd, New Freedom, PA 17349
APN: 45-000-AH-0054-00-00000
IMPROVEMENTS: Residential Dwelling
SUBJECT TO MORTGAGE (Y/N): Y
SUBJECT TO RENT (Y/N): N
FANNIE MAE (Y/N): N
STATUS: Owner occupied
LEGAL ACTION BEGAN: Complaint filed January 9, 2026
C.P. #: 2026-SU-000101
JUDGMENT: \$330,166.61
PLAINTIFF: Jarrettsville Federal savings & Loan Association
PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.
PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC
DEFENDANT: Melissa L. Peck and Damon A. Peck

PROPERTY ADDRESS: 4406 STELTZ ROAD, NEW FREEDOM, PA 17349

UPI# 45000AH005400000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. JOSEPH ADAM POSINSKI, III Docket Number: 2026-SU-001537. And to me directed, I will expose at public sale at <https://york.pa.realestate.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH ADAM POSINSKI, III

By virtue of a Writ of Execution No. 2026-SU-001537

FREEDOM MORTGAGE CORPORATION
v.
JOSEPH ADAM POSINSKI III

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being

1050 CRANBERRY LN W, YORK, PA 17402
Tax ID No. 53-000-32-0030.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$307,045.93

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1050 CRANBERRY LANE WEST, YORK, PA 17402

UPI# 530003200300000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. TYLER J. PUGH Docket Number: 2024-SU-003815. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER J. PUGH

DOCKET NO: 2024-SU-003815

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF GROUND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NEWBERRY, YORK COUNTY, PENNSYLVANIA

TAX PARCEL NO: 39-000-25-1608.00-00000

PROPERTY ADDRESS 251 White Dogwood Drive, Etters, PA 17319

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Tyler J. Pugh

ATTORNEY'S NAME: Roger Fay, Esq.

SHERIFF'S NAME: Richard P. Keuerleber

PROPERTY ADDRESS: 251 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI# 390002516080000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MICHELLE REESE Docket Number: 2026-SU-000267. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE REESE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 221 BREEZEWOOD DRIVE HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-29-0050. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 221 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44000290050B000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. DOUGLASS REXROAD

Docket Number: 2026-SU-001071. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLASS REXROAD

ALL that certain Unit No. 302, with a street address of 302 Clarks Way, in Villas on the Lake Condominium, a condominium situate in York Township, York County, Pennsylvania.

PROPERTY ADDRESS: 302 CLARKS WAY, UNIT 302, YORK, PA 17403

UPI# 54000HI0308A0C0302

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. JOY M. SANTO and LOUIS A. SANTO Docket Number: 2012-SU-001213-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOY M. SANTO
LOUIS A. SANTO

Parcel Identification No. 38-000-PE-0048. K0.00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Joy M. Santo and Louis A. Santo

Execution No. 2012-SU-001213-06

Judgment Amount: \$672,317.13

All the right title, interest and claim of Joy M. Santo and Louis A. Santo, of in and to:

Property located at 312 Meadow Trail , Dillsburg, PA 17019

ALL that certain lot or tract of land located in Monaghan Township, York County, Pennsylvania, bounded and described as follows, to wit:

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 312 MEADOW TRAIL, DILLSBURG, PA 17019

UPI# 38000PE0048K000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK A DIVISION OF ACNB BANK, SUCCESSOR IN INTEREST TO TRADITIONS BANK, FORMERLY KNOWN AS YORK TRADITONS BANK vs. SHANGA SHAHSWAR Docket Number: 2026-SU-000777. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHANGA SHAHSWAR

By virtue of a Writ of Execution issued to No. 2026-SU-000777 Traditions Bank, a division of ACNB Bank, successor in interest to Traditions Bank, formerly known as York Traditions Bank vs. Shanga Shahswar, owner of property,

Situate lying, and being in the Township of Spring Garden, County of York, Pennsylvania, as more fully described in Deed or Record Book 2583, Page 4956, with PIN: 48-000-32-0053.00000.

PROPERTY ADDRESS: 1145 Wyndham Drive, York, PA 17403.

IMPROVEMENTS: Residential dwelling.

Amount: \$323,395.00, plus costs and fees.

Cipriani & Werner

PROPERTY ADDRESS: 1145 WYNDHAM DRIVE, YORK, PA 17403-4437

UPI# 480003200530000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANDEPOT.COM, LLC vs. MITCHELL SHUE Docket Number: 2026-SU-000772. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MITCHELL SHUE

Owner(s) of property situate in WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being
910 Smith Drive York PA 17408
PARCEL #: 510001500380000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$136,225.25
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 910 SMITH DRIVE, YORK, PA 17408

UPI# 510001500380000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ORRSTOWN BANK, SUCCESSOR TO PEOPLESBANK vs. RUTH

L. SIPE Docket Number: 2024-SU-000127. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RUTH L. SIPE

SHORT LEGAL DESCRIPTION

ALL that certain lot of ground with the improvements thereon erected, situate on the North side of East Boundary Avenue, in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, and known as No. 745 East Boundary Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said East Boundary Avenue, which point is twenty-seven (27) feet west of the West side of Courtland Street; extending thence Northwardly along property now or formerly of Paul E. Scheafer and Sallie Irene Scheafer, his wife, one hundred (100) feet to a point on the South side of a twenty (20) feet wide public alley; extending thence Westwardly along the South side of said twenty (20) feet wide public alley, twenty (20) feet to a point at property now or formerly of Enos Daugherty and wife; extending thence Southwardly along last mentioned property on a line parallel with the line first mentioned, one hundred (100) feet to a point on the North side of said East Boundary Avenue; and extending thence Eastwardly along the North side of said East Boundary Avenue, twenty (20) feet to the point first mentioned and the place of BEGINNING.

Parcel ID: #12-429-20-0034.00-00000

TO BE SOLD as the property of RUTH L. SIPE

PROPERTY ADDRESS: 745 EAST BOUNDARY AVENUE, YORK, PA 17403

UPI# 124292000340000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. ROBERT J. TUFAROLO, JR. A/K/A ROBERT J. TUFAROLO Docket Number: 2026-SU-000019. And to me directed, I will expose at

public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT J. TUFAROLO, JR. A/K/A ROBERT J. TUFAROLO

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2026-SU-000019.

Fulton Bank, N.A., formerly known as Fulton Bank v. Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo

Docket No. 2026-SU-000019.

Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo, Owner of property situate in Springettsbury Township, York County, Pennsylvania

1990 Alcott Road, York, York County, Pennsylvania 17406-9791

Property being known as Parcel ID No.: 46-000-KI-0058.00-00000

Premises consist of a stone/frame rancher.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 1990 ALCOTT ROAD, YORK, PA 17406-9791

UPI# 46000KI00580000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. LACEY WILSON Docket Number: 2026-SU-000862. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LACEY WILSON

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A.
Docket No. 2026-SU-000862.

Fulton Bank, N.A. v. Lacey Wilson

Docket No. 2026-SU-000862.

Lacey Wilson, Owner of property situate in the City of York, York County, Pennsylvania

754 McKenzie Street, York, York County, Pennsylvania 17401

Property being known as Parcel ID No.: 10-266-04-0018.00-00000

Premises consist of a two-story dwelling.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 754 MCKENZIE STREET, YORK, PA 17401

UPI# 102660400180000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. MICHAEL JOSEPH YETTER, GINA A. NAZZARO, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-001178. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL JOSEPH YETTER

GINA A. NAZZARO

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All that certain lot of land situate in the Township of Fairview, County of York, and State of Pennsylvania.

PROPERTY ADDRESS: 109 BUNKER HILL

ROAD, NEW CUMBERLAND, PA 17070

UPI# 270002603070000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS and KEONTAE SHAKIA HAIRSTON Docket Number: 2026-SU-001672. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS

KEONTAE SHAKIA HAIRSTON

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF CONEWAGO, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 440 HICKORY RIDGE CIRCLE, YORK, PA 17404

UPIN NUMBER 23-000-11-0093.00-00000

PROPERTY ADDRESS: 440 HICKORY RIDGE CIR, YORK, PA 17404

UPI# 230001100930000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania